



Tempe Historic Preservation Commission (Tempe HPC)

# MEETING MINUTES

Meeting Date: Thursday, April 13, 2006

Location: Hatton Hall

34 East Seventh Street

Commissioners Present: Mike Deskin  
Elias Esquer  
Ann Patterson  
Liz Wilson

Staff Present: JymeSue McLaren, Dep PW Mgr - LRT  
Joe Nucci, CDD Historic Preservation Officer

Public Present: Donna Baker 85282  
Rich Bdevils 85282  
Carol Berg 85282  
Maureen Campbell 85282  
Bobi Harshfield 85282  
Chris Higgins 85282  
Vic Linoff (THMAB)  
Terry Phemister (VMR)  
Pamela Rector 85283  
Alan Schilz (ACS)  
Brian Woodman 85282

## HISTORIC PRESERVATION COMMISSION

Greg Bunce, Alternate  
Mike Deskin  
Elias Esquer  
Bob Gasser, Chair  
Ann Patterson  
Stuart Siefer, RA  
Liz Wilson, Vice-Chair

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## HISTORIC PRESERVATION OFFICER

Joe Nucci, RA



The City of Tempe is a  
Certified Local Government,  
in association with the United  
States Department of the  
Interior/National Park Service



Tempe Historic  
Preservation Office  
Community Development  
Department  
21 East 6<sup>th</sup> Street, Suite 208  
P.O. Box 5002  
Tempe, AZ 85280

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**Call to Order:** 6:05 pm, Liz Wilson, Vice-Chair

## I. Call to Audience

Chairman Wilson acknowledged public in attendance and made a call to the audience. Maureen Campbell stated she is here with a group of property owners from the Broadmor Vista neighborhood who are looking into making and application for historic district designation and are interested in learning more about the process. Richard Bdevils stated he is here with his lab-partner to observe the meeting for a Public Administration class at ASU.

## II. Approval of Minutes

Chairman Wilson called for discussion of the minutes of the Tempe HPC meeting of March 9, 2006, no discussion.

*MOTION MADE BY COMMISSIONER DESKIN AND SECONDED BY COMMISSIONER ESQUER TO APPROVE MINUTES OF THE MARCH 9, 2006, TEMPE HPC MEETING. MOTION CARRIED 4-0.*

### **III. Presentation – Update on Light Rail archaeological activities**

Chairman Wilson introduced Terry Phemister from Valley Metro Rail (VMR) who provided an update on archaeological activities associated with the Central Phoenix East Valley Light Rail Transit project.

Phemister, environmental manager for the project, noted one of the areas thought to be archaeologically sensitive is located in the vicinity of Lemon Street and Terrace Road but no evidence of prehistoric habitation was discovered in this area. Allan Schilz, project director with Archaeological Consulting Services and principal investigator for this project, provided a PowerPoint overview of the area from Tempe Town Lake to the Mesa City Limits. He said the La Plaza, Barrio San Pablo, and Las Acequias areas are being closely monitored and other areas are spot-checked by ACS.

Schilz said currently most of the archaeological work is occurring at the La Plaza archaeological site. He noted the City of Tempe has an intergovernmental agreement with the Salt River Pima-Maricopa Indian Community that prescribes the process and protocol for repatriation of discovered human remains. He noted both inhumations and cremations have been found in this area of dense habitation and that this information is kept confidential out of respect for the Salt River Pima-Maricopa Indian Community.

Schilz noted that many features have been disturbed by previous road or infrastructure construction and that archaeological maps dating from 1888, 1903, 1928, and the 1960s often distorted the scale and location of features.

Commissioner Esquer asked if portions of Las Acequias will be preserved and if the site also contains historic period features. Schilz said this site is mostly prehistoric canals and canal-related features and that the project will only disturb a narrow path through the site; other features will remain in situ. Monitoring continues to watch for historic components as well.

Commissioner Patterson asked if the project has made significant discoveries. Schilz replied that artifact densities in the La Plaza area are greater than expected and that the date range of pottery types, from as early as 400 to 1450 AD, spans a greater time period than anticipated, evidencing a 1000 year habitation period at La Plaza. He said the project work will fill in missing pieces and improve the overall understanding of the site.

Phemister reiterated that a project management objective is to maintain a good working relationship with the Salt River Pima-Maricopa Indian Community and felt that the project has been successful in this regard.

### **IV. Discuss & Consider – Designation Eligibility Criteria & Process.**

Chairman Wilson stated Commission review of designation eligibility criteria and processes for evaluating significance of candidate districts has been an ongoing discussion topic. She asked Staff to provide an update on the issue.

HPO Nucci directed members' attention to material distributed at the meeting which included: SHPO Policy Statement RECOMMENDATIONS OF ELIGIBILITY OF BUILDINGS, SHPO (Garrison) Integrity Matrix, SHPO Policy Statement CARPORT INTEGRITY POLICY, and NPS Bulletin How To Apply Criteria For Evaluation. It was noted that the SHPO Policy Statement on carport integrity was missing pages in the copies distributed at the meeting. HPO will transmit complete copies.

HPO Nucci stated it is clear that a uniform system for evaluating the integrity of buildings located in candidate historic districts has yet to be developed. For example, alterations to houses can impact the ratio of contributing to noncontributing properties, which is a requirement for state property tax re-classification, grant participation, and application of regulatory procedures specified in the Tempe Historic Preservation Ordinance.

Wilson said that it is the responsibility of the Commission to adjudicate eligibility and, therefore, to evaluate conditions of integrity. She asked members to become familiar with the materials in the source documents and suggested that members work with staff to prepare a PowerPoint presentation using examples from the field to illustrate these issues. Wilson suggested making this presentation to the Commission on June 8, 2006.

A property owner from Broadmor Vista asked what minimum percentage of contributing versus noncontributing properties is necessary for district designation. Wilson indicated that there is no hard and fast rule; however, for a district to convey its significance, at least 70 percent of the properties typically should contribute, depending on the degree of district significance.

Citing his experience in Mesa, Victor Linoff suggested that the Commission avoid getting mired in the details of individual properties because the relative strength of the candidate districts will become apparent through the process of comprehensive evaluation and comparison. He suggested final determination of district eligibility be deferred until more fieldwork has occurred.

A property owner from Broadmor Vista asked what residents can do to prepare for district designation. Wilson replied that owners should begin to assemble their neighborhood history, check newspapers for published articles and advertisements, city directories for information on previous residents, home sales brochures or marketing information produced by the developer or real estate agents for the architectural and development contexts, and original covenants and deed restrictions for additional informational. Oral histories can help and the Tempe Historical Museum has a program in place to record these. She indicated district nominations are successful when historic significance can be determined and documented, and suggested neighbors review the Tempe Preservation website for examples of the type of documentation used for the Borden Homes, Tomlinson Estates, and Roosevelt Addition nominations and for an explanation of the designation process. She suggested getting started by gathering information and conducting oral histories.

Wilson indicated that the neighborhood could apply for a City of Tempe Neighborhood Enhancement grant available through the Neighborhood Advisory Commission to compile background information on the neighborhood once Tempe HPC has determined that this subdivision should be designated.

*There was consensus for the Commission to tour the Roosevelt Addition Historic District on Saturday, April 29, at 9 a.m. to form opinions regarding contributing and non-contributing properties for recommendation to the Planning & Zoning Commission.*

**V. Discuss & Consider – Roosevelt Addition proposed historic designation.**

Chairman Wilson noted Tempe Preservation made a PowerPoint presentation to the Roosevelt neighborhood on the benefits of, and process for, designating an Historic District and listing in the Tempe Historic Property Register on April 06, 2006. HPO Nucci stated he has received a nomination form signed by 10 property owners and requested consensus to convene a Section 6-402 Meeting at the May Tempe HPC meeting.

*There was consensus to hold a Zoning & Development Code Section 6-402 Neighborhood Meeting for historic designation and listing in the Tempe Historic Property Register of the Roosevelt Addition Historic District on May 11 at 6 p.m., in Hatton Hall, 34 East 7th Street.*

**VI. Discuss & Consider – Endangered Historic Properties.**

Chairman Wilson asked for discussion of the updated endangered properties list provided in the agenda packet.

Wilson asked if there was interest in returning to Council with updated information respecting currently endangered historic properties. Commissioner Deskin replied that we should bring recommendations for solutions as part of any presentation to Council. Vic Linoff suggested that if the Commission wants to pick their battles, the Vienna Bakery Building on Mill Avenue and the Gonzales-Martinez House at Tempe Beach Park are the highest profile properties.

*There was consensus to prepare a presentation geared toward updating Council on the current status of threatened or endangered community cultural resources.*

**VII. Discuss & Consider – Changes to the Historic Preservation Ordinance.**

HPO Nucci noted the Staff Report provided in the agenda packet begins to compare and contrast Tempe's historic preservation ordinance with those from Mesa, Phoenix, and Scottsdale. He said this is a very time-consuming process and he will only continue work on this if the Commission feels it is valuable. Wilson requested Staff continue this reporting and suggested forming a subcommittee to consider revisions in greater detail.

*There was consensus to request Deputy City Attorney Cliff Mattice attend the next Commission meeting on May 11 to discuss ordinance revisions and the Arizona Open Meeting Law.*

**VIII. Discuss & Consider – Tempe Historic Preservation Foundation Fundraiser.**  
*There was consensus for HPC to purchase a table at the Tempe Historic Preservation Foundation May 6 fundraiser.*

**IX. Items From Tempe HPO Report.**

HPO Nucci noted the D. J. Frankenberg House has received a Heritage Fund Grant. Owners in the Date Palm Manor Subdivision have requested a presentation from Tempe Preservation on district designation. Pam Rector has offered to assist with the process of reconciling Historic Property Registers. HPO Nucci noted several owners of properties listed in the Tempe Historic Property Register have expressed interest in, and requested assistance with, National Register listing. He suggested that bundling these together as a consulting services contract would be a good candidate for a Heritage Fund grant. Commission indicated support.

*There was consensus to prepare a nomination for the City-owned Loma del Rio archaeological site located in Papago Park for simultaneous processing with the Roosevelt Addition Historic District.*

**Meeting adjourned at 8:10 PM.**

*Minutes scheduled for Tempe HPC approval on 05/11/2006.*

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**Liz Wilson, Acting Chair**



Rdevpub/HistoricPreservation/HPCmins041306.doc

**Meeting minutes are produced from a transcript of proceedings. The transcript of proceedings and the minutes are available on request from Tempe HPO.**

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HPCmins041306.doc filed City Clerk 05/12/06 Krosschell, Connie; Fillmore, Karen; Stennerson, Julie & posted to [www.tempe.gov/historicpres](http://www.tempe.gov/historicpres)

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Draft issued for review comments to:	Review comments received from:
<input checked="" type="checkbox"/> JymeSue McLaren, Dep PW Mgr – LRT	<input type="checkbox"/>
<input checked="" type="checkbox"/> Terry Phemister; VMR	
<input checked="" type="checkbox"/> Alan Schilz, ACS	

Frequently Used Abbreviations or Acronyms:

APF – Arizona Preservation Foundation: Arizona's only non-profit statewide historic preservation organization. Founded in 1979, APF is dedicated to preserving Arizona's historical, archaeological, architectural, and cultural resources.

CDD – City of Tempe Community Development Department: Established February 15, 2005, by City Manager Will Manley the CDD consists of six divisions; Economic Development, Housing Services, Redevelopment, Neighborhood Enhancement, Rio Salado/Town Lake, and Special Projects. The Tempe Historic Preservation Office is an agency of the Development Services Department.

CLG – Certified Local Government: In 1980, Congress established a framework for local preservation programs through an amendment to the National Historic Preservation Act empowering Arizona cities and counties to become Certified Local Governments (CLGs). Once certified, these entities are eligible for specialized assistance and funds for developing their own local preservation programs. The City of Tempe became a CLG in 1995.

HPAC – Historic Preservation Advisory Committee: Arizona State Parks is governed by the State Parks Board and receives direction and oversight from several advisory committees and groups such as the Historic Preservation Advisory Committee, also known as HPAC.

IEBC – International Existing Building Code adopted by Tempe City Council by Ordinance No. 2005.89 on December 1, 2005, as part of the code body promulgated by the International Code Council, provides means for preservation of existing Tempe building inventory through reasonable and feasible code processes.

IRS – Issue Review Session: Mayor and Council public meeting where members of the public may come forward and talk with City Council during the "Call to the Audience" at the beginning of the IRS.

SHPO – State Historic Preservation Office: a division of Arizona State Parks, is responsible for the identification, evaluation, and protection of Arizona's prehistoric and historic cultural resources.

SRP-MIC – Salt River Pima-Maricopa Indian Community: Created by Executive Order on June 14, 1879 by President Rutherford B. Hayes, the Salt River Pima-Maricopa Indian Community (SRPMIC) is located in Maricopa County, aside the boundaries of Mesa, Tempe, Scottsdale, Fountain Hills and metropolitan Phoenix.

Tempe HPC – Tempe Historic Preservation Commission: Created by Ordinance 95.35, adopted November 9, 1995. Members serve three year terms with the exception of the initial appointments. Meetings are held first Thursday of each month and are located at Hatton Hall, 34 E. 7th Street, Bldg. #B (public parking in Brickyard).

Tempe HPF – Tempe Historic Preservation Foundation: A private nonprofit corporation established in 2005, Mission Statement 02.02.06 "The Tempe HPF advocates preserving Tempe's at risk historic properties and supporting worthy preservation projects through education, community participation, and fundraising."

Tempe HPO – Tempe Historic Preservation Office: Responsible for the identification and conservation of Tempe's prehistoric and historic cultural resources, the Office uses Federal, state, and city funding for the historic preservation program and assists owners of historic properties with grant applications, property maintenance, and preservation activities.

THM – Tempe Historical Museum: Located at 809 E. Southern Avenue in Tempe, the Tempe Historical Museum is a center where the community comes together to celebrate Tempe's past and ponder the future. Permanent and changing exhibits, educational programs, and research projects generally focus on some aspect of Tempe's history within the context of state and national events.

TOD – Tempe Transportation Overlay District (in production) The purpose of the TOD is to encourage appropriate land development and redevelopment consistent with and complementary to the community's focused investment in transit, bicycle, and pedestrian infrastructure in certain geographic areas of the City.

ZDC – Zoning & Development Code: Adopted by Mayor and Council on January 20, 2005, effective February 22, 2005, the ZDC implements Tempe General Plan 2030 by encouraging creative development of the built environment in order to build a community that promotes the livability and uniqueness of Tempe.